

MITIGATED NEGATIVE DECLARATION

FILE: PD16-0003

PROJECT NAME: El Dorado Hills Memory Care (The Pavilions)

NAME OF APPLICANT: JDA Architects

ASSESSOR'S PARCEL NO.: 124-140-33

SECTION: 22 T: 10 N R: 8 E

LOCATION: Southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area

GENERAL PLAN AMENDMENT: NA FROM: NA TO: NA

REZONING: NA FROM: NA TO: NA

TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT: NA

OTHER: Planned Development Permit for the construction and operation of a 64-bed, single-story, 38,784 square-foot memory care facility. The project includes a maximum of 42 parking stalls (including 12 reserve stalls), landscaping, and three monument signs. The facility will be accessed from Francisco Drive and Cambria Way.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Planning Commission on December 14, 2017.



Executive Secretary